

PETITION FOR ZONING VARIANCE 84-359-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.5A.2a. to allow canopy setbacks of 5' in lieu of the required 10' from the right of way

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
This petition is based on Arco's desire to provide shelter for customers and employees at the pump islands during inclement weather. The variance in setback will enable Arco to utilize the two existing pump islands, without undue construction. In our opinion, the canopies, as proposed, will not impede sight or have any other adverse effect on the community. The proposed changes will, instead, result in added convenience for both customer and employee.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

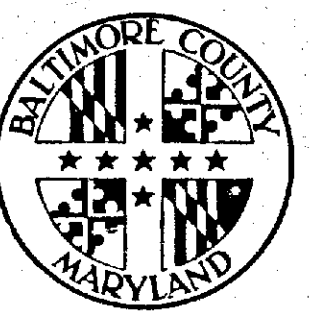
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Mark A. Riddle, c/o STV/Lyon Associates, Inc.
Name 21 GARDENS COURT
2131 RUTHERFORD RD., BALTO. 21207 (944-9112)
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1984, at 10:30 o'clock _____ A.M.

(over)

BALTIMORE COUNTY **ZONING PLANS** **ADVISORY COMMITTEE**



PETITION AND SITE PLAN **EVALUATION COMMENTS**

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1984.

Petitioner: Arco Petroleum
Petitioner's Attorney: _____
Received by: Nicholas B. Cotodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
600
Nicholas B. Cotodari
Chairman

Mr. H. H. J. Sheetz
Arco Petroleum
P.O. Box 269
Fallston, Maryland 21047

RE: Case No. 84-359-A (Item No. 293)
Petitioner - Arco Petroleum
Variance Petition

Dear Mr. Sheetz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Cotodari
NICHOLAS B. COTODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: STV/Lyon Assoc.
7131 Rutherford Road
Baltimore, Maryland 21207



HARRY J. PISTEL, P.E.
DIRECTOR

June 1, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #293 (1983-1984)
Property Owner: Arco Petroleum
S/W cor. Carroll Island Rd. and Bowley's
Quarters Rd.
Acres: 0.3341 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

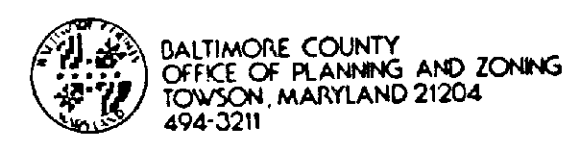
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 293 (1983-1984).

Very truly yours,

Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:SS
2-10 Key Sheet
15 NE 42 Pos. Sheet
NE 4 K Topo
91 Tax Map



NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5-8-84
Item # 293
Property Owner: ARCO PETROLEUM
Location: SW/COR. CARROLL ISLAND RD. & BOWLEY'S QUARTERS RD.

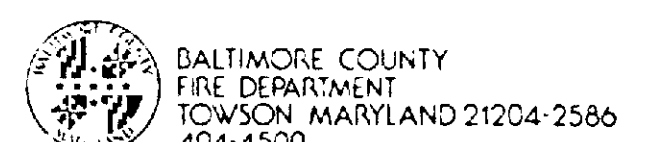
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

Eugene A. Boser
Eugene A. Boser
Chief, Current Planning and Development

cc: James Howell



PAUL H. REINCKE
CHIEF

May 9, 1984

Mr. William Rowland
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Cotodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Arco Petroleum
Location: SW/Cor. Carroll Island Road and Bowley's Quarters Road
Item No.: 293 Zoning Agenda: Meeting of 5/8/84

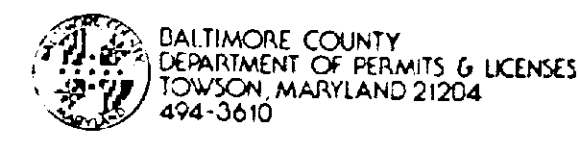
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Paul H. Reincke 5/14/84 Noted and Approved: George M. Kaganest
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI JR.
DIRECTOR

May 10, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 293 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arco Petroleum
Location: SW/Cor. Carroll Island Road and Bowley's Quarters Road
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance to allow canopy setback of 5' in lieu of the required 10'.

Acres: 0.3341
District: 15th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- (X) A building/ & other permit shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 5, Section 1407 and Table 1402, also Section 503.2.
- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (X) Comments - Show all tanks and sizes on plans including waste oil tanks, fuel tanks for heating, etc. Canopies shall comply with Section 615.0. For wind design loads see Section 912.1.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:SS

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commission of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW Corner Bowleys Quarters Rd.
and Carroll Island Rd., : OF BALTIMORE COUNTY
15th District

ARCO PETROLEUM, Petitioner : Case No. 84-359-A
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 8th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Henry H. J. Sheets, Arco Petroleum, P. O. Box 269, Fallston, MD 21047; and Mr. Mark A. Riddle, c/o STV/Lyon Associates, Inc., 7131 Rutherford Rd., Baltimore, MD 21207.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 6/10/84
Posted for: Petition for Variance
Petitioner: Arco Petroleum
Location of property: SW Corner Bowleys Quarters Rd. & Carroll Island Rd.
Location of Sign: Posting at intersection of Bowleys Quarters Rd. & Carroll Island Rd.
Remarks: _____
Posted by: Mark A. Riddle Date of return: 6/15/84
Number of Signs: 1

Arco Petroleum
c/o Henry H. J. Sheets
P. O. Box 269
Fallston, Maryland 21047

NOTICE OF HEARING
Re: Petition for Variance
SW Corner Bowleys Quarters Road and
Carroll Island Road
Arco Petroleum - Petitioner
Case No. 84-359-A

TIME: 10:30 A.M.
DATE: Monday, June 25, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mark A. Riddle
STV/Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

Mark A. Riddle
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130217

DATE: 6/21/84 ACCOUNT: R-01-615-000
AMOUNT: 107.00

RECEIVED FROM: STV/Lyon Associates, Inc.
FOR: Advertising & Posting Case #84-359-A
(Bal.)

025*****1000010 4254A

VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance

15th Election District
ZONING: Petition for Variance
LOCATION: Southwest corner Bowleys Quarters Road and Carroll Island Road

DATE & TIME: Monday, June 25, 1984 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Variance to permit canopy setbacks of 5 ft. in lieu of the required 10 ft. from the right of way. Being the property of Arco Petroleum, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and the date of the hearing set above or made at the hearing.

BY ORDER OF:
Arnold Jablon
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., June 7 1984

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 25th day of

June, 1984

John D. Wigg Publisher.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Arco Petroleum
c/o H. H. J. Sheets
P. O. Box 269
Fallston, Maryland 21047

Re: Petition for Variance
SW Corner Bowleys Quarters Rd. and Carroll Island Road
Arco Petroleum - Petitioner
Case No. 84-359-A

Dear Sirs:

This is to advise you that \$42.64 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131900

Arnold Jablon
Zoning Commissioner

DATE: 6-25-84 ACCOUNT: R-01-615-000

AMOUNT: \$42.64

RECEIVED FROM: Lyon Associates, Inc.

FOR: Advertising & Posting Case #84-359-A
(Arco Petroleum)

025*****42541b 5254A

VALIDATION OR SIGNATURE OF CASHIER

STV/LYON ASSOCIATES.

ENGINEERS, ARCHITECTS & PLANNERS.
7131 RUTHERFORD ROAD
BALTIMORE, MD 21207
301/744-9112

ZONING DESCRIPTION
FOR
ATLANTIC RICHFIELD COMPANY
(ARCO PETROLEUM)
SOUTHWEST CORNER OF BOWLEYS QUARTERS ROAD
AND CARROLL ISLAND ROAD, ELECTION DISTRICT 15
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point formed by the intersection of the southern right of way line of Carroll Island Road and the western right of way line of Bowleys Quarters Road, thence running with and binding on said western right of way line of Bowleys Quarters Road,

1. South 11°21'20" East 125.00 feet, thence leaving Bowleys Quarters Road, the three following courses and distances viz;
2. South 82°12'20" West 50.00 feet thence,
3. North 45°13'49" West 151.91 feet thence,
4. North 12°14'40" East 50.00 feet to a point located along the said southern right of way line of Carroll Island Road, thence running with and binding along said right of way line,
5. South 77°45'20" East 125.00 feet to the point of beginning . . . containing 14,551.8 square feet or 0.3341 acre of land, more or less.

Mark A. Riddle 6/16/84
Mark A. Riddle, Md. Reg. PLS No. 244



STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Professional Member: Texas
STV Baltimore Transportation Associates, STV/Lyon Associates, STV Management Consultants Group, STV,
H. D. Humphreys & Associates, STV Sanders & Thomas, STV/Sandberg, STV/Sandberg & Vachon

CERTIFICATE OF PUBLICATION

TOWSON, MD, June 7, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 7, 1984.

THE JEFFERSONIAN.

John Venetaki
Publisher

Cost of Advertising 20.00

PETITION FOR VARIANCE
15th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner Bowleys Quarters Road and Carroll Island Road

DATE & TIME: Monday, June 25, 1984 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit canopy setbacks of 5 ft. in lieu of the required 10 ft. from the right of way

Being the property of Arco Petroleum, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCES * BEFORE THE
SW/corner of Bowleys Quarters * ZONING COMMISSIONER
Road and Carroll Island Road - * OF BALTIMORE COUNTY
15th Election District *
Arco Petroleum, * Case No. 84-359-A
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit canopy setbacks of five feet instead of the required ten feet from street rights of way, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its designer, Michael Kobin of Lyon Associates, Inc., appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned B.L., is located on the corner of Carroll Island and Bowleys Quarters Roads. A service station with two islands exists with a potential for servicing eight cars. The Petitioner proposes to construct canopies over the two islands in order to protect customers and employees from the weather, requiring the variances described above. If the requested variances were not granted, the islands would have to be moved. If the island nearest Carroll Island Road were to be moved to meet the required setback, it would interfere with the tank form and pad located between the island and the existing building. There would be insufficient room between the required footings and the tanks. If the island closest to Bowleys Quarters Road were to be moved, it would interfere with and impede traffic flow. The proposed location of the 24' x 32' canopies would not interfere with the present traffic flow nor adversely affect the utilization of this site.

The Petitioner seeks relief from Section 405.4.A.2.a, pursuant to Section 307 of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Wherefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of June, 1984, that the Petition for Zoning Variances to permit canopy setbacks of five feet instead of the required ten feet from street

rights of way be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Michael Kobin, Lyon Associates, Inc.

People's Counsel

ORDER RECEIVED FOR FILING

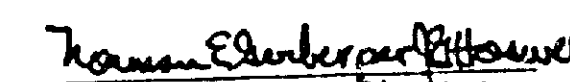
DATE June 27, 1984
BY John P. Lawrence
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

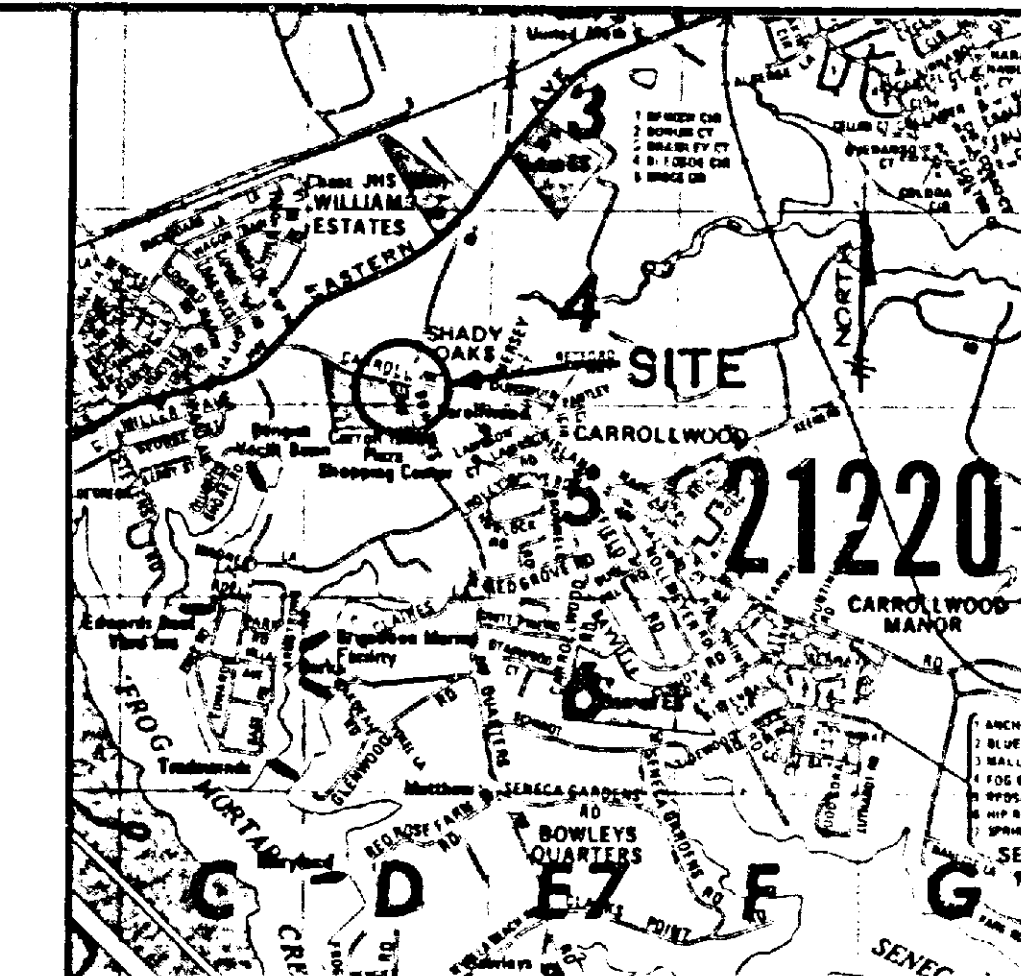
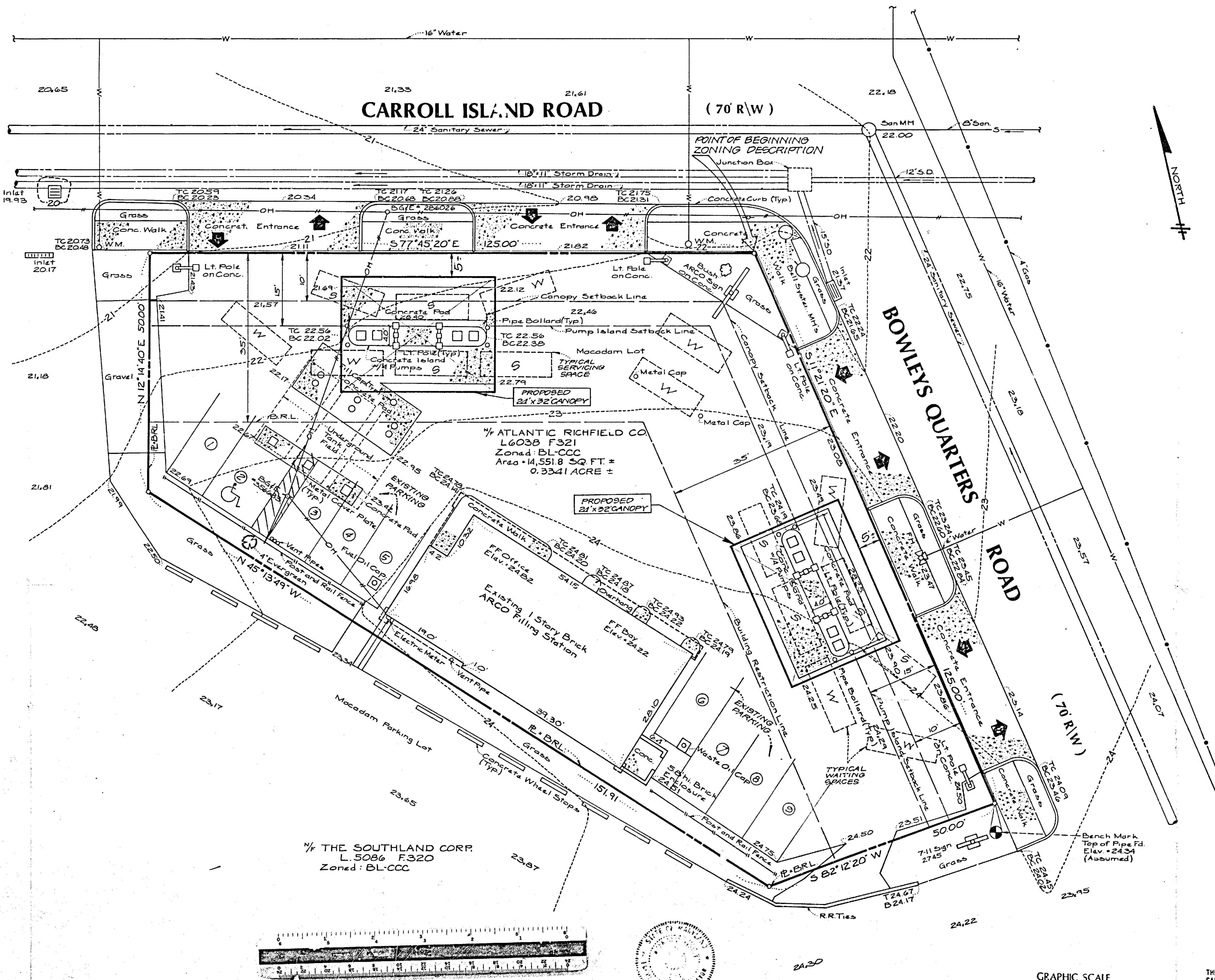
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 11, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 84-346-A, 84-349-A, 84-350-A, 84-351-A, 84-352-A,
SUBJECT: 84-353-A, 84-354-SpH, 84-357-A, 84-358-A, 84-359-A, 84-361-A and 84-364-SpH.

There are no comprehensive planning factors requiring comment on these petitions.


Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



LOCATION MAP
SCALE: 1"=2000'

- GENERAL NOTES:
- BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON A DEED TO ATLANTIC RICHFIELD COMPANY, DATED MAY 25, 1979 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K., JR. NO. 6038, FOLIO 321.
 - ELEVATIONS AS SHOWN HEREON ARE BASED ON PIPE FOUND AT SOUTHEAST CORNER OF PROPERTY, TOP ELEVATION = 24.34 FEET (ASSUMED).
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON WERE LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - TOTAL AREA OF SITE = 14,551.8 SF ±
OR 0.3341 ACRE ±
 - EXISTING ZONING CLASSIFICATION: BL-CCC
(BUSINESS LOCAL - COMMERCIAL, COMMUNITY CORE)

- ZONING NOTES:
- EXISTING ZONING: BL-CCC
PROPOSED ZONING: NO CHANGE
- VARIANCE REQUIRED: UNDER SECTION 405.4 (A-2) TO ALLOW CANOPY SETBACKS OF 5', IN LIEU OF THE REQUIRED 10'.
- EXISTING TWO PUMP ISLANDS WITH FOUR DISPENSERS EACH, EACH ISLAND CAPABLE OF SERVING FOUR CARS AT ONCE.
- AREA REQUIREMENTS:
- TOTAL SERVICING SPACES = 8
 - TOTAL WAITING SPACES = 8
 - TOTAL SERVICING BAYS = 3
 - TOTAL WAITING SPACES AND BAYS = 11
 - REQUIRED SITE AREA = 11 X 150 = 16,500 S.F.
- ANCILLARY USES:
- VEHICLE REPAIR SERVICES
 - SALE OF CIGARETTES, CANDY, SOFT DRINKS
 - TIRE SALES AND INSTALLATION
 - SALES OF SMALL AUTO PARTS AND ACCESSORIES
 - MINOR ACCESSORY USES
 - (NONE REQUIRING ADDITIONAL SITE AREA)
- LANDSCAPING REQUIRED = 5% OF SITE = 728 S.F. ±
LANDSCAPING PROVIDED = 1,075 S.F. ±
- ACCESS POINTS: 4 EXISTING, LOCAL ROADWAYS (TO REMAIN)
- TAX MAP NO. 91, BLOCK 9, PARCEL 247
- REQUIRED PARKING: 3 BAYS X 3 SPACES = 9 SPACES
- EXISTING PARKING = 9 SPACES
- TOTAL DISTURBED AREA = 0

PETITIONER'S
EXHIBIT

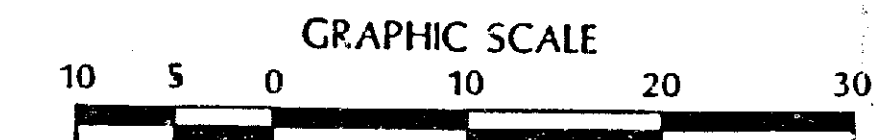
LYON ASSOCIATES, INC.
Engineers Surveyors Planners
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION

SURVEYOR'S CERTIFICATION

I, MARK A. RIDDLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL OF THE REQUIREMENTS AS CONTRACTED FOR BY ARCO PETROLEUM

Mark A. Riddle
JAN. A. RIDDLE, L.S. NO. 244
4-9-84
DATE



PLAN PREPARATION	
DRAWN BY: DCS	DATE: 4-9-84
DESIGNED BY: M. RIDDLE	SCALE: 1"=10'
CHECKED BY: T. CORTAL	

ZONING PLAN	
ARCO PETROLEUM	
BOWLEYS QUARTERS & CARROLL ISLAND RD.	
MIDDLE RIVER, MD.	
BALTIMORE CO., MD. ELECTION DIST. 15	
DRAWING NO.	7384-51-005
SHEET NO.	1 of 1